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Housing

This element identifies the City's housing goals, policies, and programs to ensure that the existing and future housing needs for all Folsom residents are met. The Housing Element promotes a wide range of housing types in order to meet a variety of needs, including housing for seniors, special needs groups, and all income levels. As required by State law, the housing element must be updated every eight years. This element addresses the 2021 through 2029 planning period.

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Introduction

The Housing Element is a mandated element of the General Plan and must address the existing and projected housing needs of all economic segments of the community. The purpose of the housing element is to identify the community's housing needs; state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and define the policies and programs that the City will implement to achieve the stated goals and objectives. The element consists of two documents: the Background Report and the Policy Document. The Background Report (see Appendix C of the Folsom 2035 General Plan) is designed to meet housing element requirements and to provide the background information and analysis to support the goals, policies, programs, and quantified objectives in the Policy Document.

This Housing Element Policy Document includes eight goal statements. Under each goal statement, the element sets out policies that amplify the goal statement. Implementation programs are listed at the end and briefly describe the proposed action, the City agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program. Several of the implementation programs also have quantified objectives listed.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element Policy Document:

- **Goal:** Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.
- **Policy:** Specific statement guiding action and implying clear commitment.
- **Implementation Program:** An action, procedure, program, or technique that carries out policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated timeframe for its accomplishment. The timeframe indicates the calendar year in which the activity is scheduled to be completed. These timeframes are estimates, and not mandatory deadlines, except as expressly required by law. They provide general guidelines and may be adjusted based on City staffing and budgetary considerations.
- **Quantified Objective:** The number of housing units that the City expects to be constructed, conserved, or rehabilitated or the number of households the City expects will be assisted through Housing Element programs and based on anticipated market conditions during the eight-year timeframe of the Housing Element (May 15, 2021, to May 15, 2029).



Goals and Policies

Goal H-1: Adequate Land Supply for Housing

Goal H-1

To provide an adequate supply of suitable sites for the development of a range of housing types to meet the housing needs of all segments of the population.

Policy H-1.1 Sufficient Land for Housing

The City shall ensure that sufficient land is designated and zoned in a range of residential densities to accommodate the City's regional share of housing.

Policy H-1.2 Location of Higher-Density Housing Sites

The City shall endeavor to designate future sites for higher-density housing near transit stops, commercial services, employment centers, and schools, where appropriate and feasible.

Policy H-1.3 Multi-family Housing Densities

The City shall encourage home builders to develop their projects on multi-family-designated land at the high end of the applicable density range.

Policy H-1.4 Lower-Income Housing Replacement Sites

The City shall mitigate the loss of lower-income housing sites within the Folsom Plan Area by securing voluntary agreements with the landowners to find replacement sites as market-rate housing is developed on sites identified in the lower-income sites inventory.

Policy H-1.5 Accessory Dwelling Units

The City shall encourage the development of accessory dwelling units on single-family parcels.

Policy H-1.6 Planned Development Permit

The City shall use the planned development permit process to allow and encourage the development of small and irregular shaped parcels for residential development.

Policy H-1.7 Small Lot Development

The City shall revise its zoning code to establish a new zone for small lot development with standards allowing higher density, greater lot coverage, reduced setbacks, and tandem parking, in order to encourage a variety of housing types and to promote more affordable home ownership opportunities.

Policy H-1.8 Large Lot Subdivisions

The City shall work with property owners to help facilitate and expedite lot splits to subdivide large parcels into developable sites, consistent with allowed densities.

Policy H-1.9 Mixed-Use and Transit-Oriented Development

The City shall create additional opportunities for mixed-use and transit-oriented development.

Goal H-2: Removing Barriers to the Production of Housing

Goal H-2

To minimize governmental constraints on the development of housing for households of all income levels. *[Source: City of Folsom 2013 Housing Element, Goal H-2]*

Policy H-2.1 Permit Processing and Review Times

The City shall continually strive to shorten permit processing and review times to the greatest extent possible and will consider allowing concurrent processing for affordable housing projects.

Policy H-2.2 Impact Fees

The City shall strive to ensure that its current development impact fee structure does not unnecessarily constrain production of residential development.

Policy H-2.3 Fee Deferrals/Waivers for Affordable Housing

The City shall continue to provide fee deferrals and consider fee waivers of City-controlled residential impact fees to developers of qualified affordable housing projects consistent with the provisions of Chapter 16.60 of the Folsom Municipal Code.

Policy H-2.4 Accessory Dwelling Units and Multi-Generational Housing

The City shall provide incentives to encourage the construction of accessory dwelling units and multi-generational housing units.

Policy H-2.5 Objective Standards

The City shall endeavor through its development and design standards and decision making to provide consistent and predictable policy direction based on objective standards for multi-family residential project applicants.

Policy H-2.6 Increase Community Awareness about Affordable Housing

The City shall raise community awareness on the needs for and benefits of affordable housing.



Goal H-3: Facilitating Affordable Housing

Goal H-3

To facilitate affordable housing opportunities to serve the needs of people at all income levels who live and work in the community.

Policy H-3.1

Funding for Affordable Housing

The City shall continue to use Federal and State subsidies, as well as inclusionary housing in-lieu fees, affordable housing impact fees on non-residential development, and other fees collected into the City's Housing Fund in a cost-efficient manner to meet the needs of lower-income households, including extremely low-income households.

Policy H-3.2

Inclusionary Housing

The City shall continue to require inclusionary housing on all new for-sale units. The City may also consider inclusionary housing as a community benefit for non-City-initiated General Plan and/or Specific Plan amendments that result in rental housing.

Policy H-3.3

Non-Residential Affordable Housing Impact Fee

The City shall continue to adjust the non-residential affordable housing impact fee for inflation. The funds generated shall continue to be used for the development of affordable multifamily rental housing.

Policy H-3.4

Surplus Public Land

The City shall facilitate the development of affordable housing on City-owned surplus land if the property is determined to be appropriate for residential development by providing first right of refusal to affordable housing developers in accordance with Government Code Section 54222. As appropriate, the City will explore opportunities to coordinate with the State in identifying state-owned surplus land sites within the City that would be suitable for future affordable housing development.

Policy H-3.5

Repurpose Non-Residential Buildings

The City shall consider the repurposing of existing lodging, commercial, and industrial buildings appropriate for affordable housing.

Policy H-3.6

Density Bonus

The City shall continue to make density bonuses available to affordable and senior housing projects, consistent with State law and Title 17 of the Folsom Municipal Code.

Policy H-3.7 By-right Housing on Previously Identified Housing Sites

The City shall allow housing developments with at least 20 percent affordable housing by-right, consistent with objective design standards, on lower-income housing sites that have been counted in previous housing element cycles, consistent with AB 1397.

Policy H-3.8 Development Agreements

Where appropriate, the City shall use development agreements to assist housing developers in complying with City affordable housing goals.

Policy H-3.9 Incentives for Affordable Housing

The City shall make incentives available to property owners with existing development agreements to encourage the development of affordable housing.

Policy H-3.10 Housing Choice Vouchers

The City shall support SHRA efforts to maintain at least the existing level of HUD Housing Choice Vouchers assistance available to extremely low-, very low-, and low-income residents of the City of Folsom.

Goal H-4: Neighborhood Preservation and Housing Rehabilitation

Goal H-4

To encourage the conservation and maintenance of the existing housing stock, neighborhoods, and historic homes in Folsom.

Policy H-4.1 Rehabilitation through Code Enforcement

The City shall seek, through code enforcement, the private rehabilitation of substandard dwelling units and provide financial assistance when available to owners of dwelling units occupied by low-income households. In applying this policy, the City shall seek to avoid the displacement of low-income households.

Policy H-4.2 Preserve Residences of Historic or Architectural Value

The City shall encourage the preservation of residential buildings with historic or architectural value.

Policy H-4.3 CDBG Funding for Rehabilitation

The City shall assign housing rehabilitation and maintenance efforts of higher priority in the use of Community Development Block Grant (CDBG) funds or other housing funds for the purpose of rehabilitating the City's existing housing stock.

Policy H-4.4 Housing Conditions Survey

The City shall periodically survey housing conditions to maintain a current database on housing repair needs.

Policy H-4.5 Non-Conforming Units

The City shall allow non-conforming dwelling units to be rehabilitated as long as the rehabilitated dwelling unit meets the Zoning Code requirements for non-conforming structures with no expansion or increase in the non-conformity, except as granted with approval of a variance.

Policy H-4.6 Notice of Market Rate Conversion

The City shall require at least three years notice prior to the conversion of any deed-restricted affordable rental units to market rate in any of the following circumstances:

- The units were constructed with the aid of government funding; and/or
- The project was granted a density bonus.

Such notice will be given, at a minimum, to the City, the California Department of Housing and Community Development (HCD), and the residents of at-risk units.

Goal H-5: Housing for Special Needs Groups

Goal H-5

To provide a range of housing services for Folsom residents with special needs, including seniors, persons with disabilities, single parents, large families, the homeless, and residents with extremely low incomes.

Policy H-5.1 Affordable Housing for Seniors and Persons with Disabilities

The City shall strive to ensure adequate and affordable housing for seniors and persons with disabilities, particularly in areas near public transportation, shopping, medical, and other essential services and facilities.

Policy H-5.2 Support Service for Seniors

The City shall encourage community service and support activities that increase the ability of seniors to remain in their homes.

Policy H-5.3 Accessibility for Persons with Disabilities

The City shall encourage private efforts to remove physical barriers and improve accessibility for housing units and

residential neighborhoods to meet the needs of persons with disabilities.

Policy H-5.4 Reasonable Accommodation

The City shall continue to implement a reasonable accommodation process to address, on a case-by-case basis, the retrofitting of existing housing to make it accessible to persons with disabilities.

Policy H-5.5 Efforts to Address Homelessness

The City shall work with private organizations and other public agencies, such as Sacramento Steps Forward, HART of Folsom, and Powerhouse Ministries to coordinate regional efforts to address homelessness.

Policy H-5.6 Zoning for Emergency Shelters

The City shall continue to provide zoning to accommodate facilities to serve City residents in need of emergency shelter.

Policy H-5.7 Programs for Homelessness

The City shall work to increase access to programs that address long-term solutions to homelessness, including drug addiction and mental health services, health clinics, career centers, and permanent housing, as funds are made available from local, State and Federal sources.

Policy H-5.8 Rental Housing for Large Families

The City shall encourage the development of three- and four-bedroom units in multi-family rental housing to encourage the provision of adequate rental housing for large families.

Policy H-5.9 Permanent Supportive Housing

The City shall encourage the development of permanent supportive housing for extremely low-income residents and persons with disabilities.



Goal H-6: Equal Opportunity and Fair Housing

Goal H-6

To ensure equal housing opportunities for all Folsom residents regardless race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, disability, or source of income.

Policy H-6.1

Fair Housing Choice

The City shall promote housing opportunities for all persons regardless of race, color, ancestry, religion, national origin, sex, sexual orientation, age, disability/medical condition, familial status, marital status, source of income, or other barriers that prevent housing choice.

Policy H-6.2

Enforcement of Fair Housing Laws

The City shall assist in the enforcement of fair housing laws by providing information and referrals to organizations that can receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.

Policy H-6.3

Balance of Housing Types

The City shall encourage residential projects affordable to a mix of household incomes and disperse affordable housing projects throughout the city, including the Folsom Plan Area, to achieve a balance of housing in all neighborhoods and communities.

Policy H-6.4

Infill Opportunities in Single-family neighborhoods

The City shall increase access to opportunity for lower-income households by encouraging infill of smaller units in single-family neighborhoods (e.g., ADUs, multigenerational housing units).

Goal H-7: Residential Energy Conservation and Sustainable Development

Goal H-7

To reduce greenhouse gas emissions and promote energy conservation in residential development.

Policy H-7.1

Increase Energy Efficiency

The City shall promote an increase in the energy efficiency of new and existing housing beyond minimum state requirements.

Policy H-7.2 Smart Growth

The City shall encourage “smart growth” that accommodates higher-density residential uses near transit, bicycle-, and pedestrian-friendly areas of the city that encourage and facilitate the conservation of resources by reducing the need for automobile use.

Goal H-8: Administration and Implementation

Goal H-8

To ensure that Housing Element programs are implemented on a timely basis and progress of each program is monitored and evaluated annually.

Policy H-8.1 Implementation

The City shall work to improve the implementation of Housing Element programs by designating staff to coordinate housing-related programs and to conduct annual monitoring of housing programs and producing the Housing Element Annual Progress Report to the California Department of Housing and Community Development (HCD).

Implementation Programs and Quantified Objectives

Implementation Program	Implements Policy(ies)	Potential Funding ¹	Who is Responsible	Timeframe
<p>H-1 Adequate Sites Monitoring</p> <p>The City shall annually update the vacant and underutilized sites inventory and make the updated inventory available on the City website. The City shall maintain adequate sites to accommodate 2,226 very low-income units, 1,341 low-income units, and 829 moderate-income units within the planning period. The City shall make findings related to the potential impact on the City’s ability to meet its share of the regional housing need when approving applications to rezone residentially designated properties or develop a residential site with fewer units or at a higher income than what is assumed for the site in the Housing Element sites inventory, consistent with “no-net-loss” zoning requirements in Government Code Section 65863.</p>	H-1.1	Staff Time	Community Development Department	Annually
<p>H-2 Create Additional Lower-Income Housing Capacity</p> <p>The City shall create additional opportunities for high-density housing to ensure the City maintains adequate capacity to meet the lower-income RHNA throughout the planning period. The City shall increase maximum allowable densities in the East Bidwell Mixed Use Overlay, SACOG Transit Priority Areas outside the Historic District, and Folsom Plan Area Specific Plan Town Center. In implementing this program, the City shall strive to disperse affordable housing opportunities and avoid fair housing issues related to overconcentration. The City shall coordinate with property owners along the East Bidwell Street corridor and within the Transit Priority Areas to identify and pursue residential development opportunities. The City shall review and revise Policy 4.7 of the Folsom Plan Area Specific Plan to increase the total number of dwelling units allowed in the Plan Area in order to satisfy the RHNA, as long as infrastructure needs are met. In addition, the City shall coordinate with property owners in the Folsom Plan Area to mitigate for the loss of lower-income housing sites to market rate housing.</p>	H-1.2 and H-1.4	Staff Time	Community Development Department	Increase maximum allowable densities by 2022; reach out to property owners at least annually

¹ Staff time to implement Housing Element programs is funded through a combination of the General Fund, Housing Trust Fund, and General Plan Update Fund. This includes the potential use of consultants in lieu of staff time.

Implementation Program	Implements Policy(ies)	Potential Funding ¹	Who is Responsible	Timeframe
<p>H-3 Standards for Transit Oriented Development</p> <p>The City shall establish development standards for transit-oriented development located within SACOG Transit Priority Areas as part of the comprehensive zoning code update. Development standards should promote sustainable land use practices that reduce vehicle trips and should allow for mixed-use developments as well as stand-alone residential. In addition, the City shall provide for CEQA streamlining consistent with the provisions of SB 375.</p>	H-1.2 and H-1.9	Staff Time	Community Development Department	2021 and ongoing
<p>H-4 Accessory Dwelling Unit Tools and Resources</p> <p>The City shall develop an ADU Design Workbook that provides illustrated examples of the design standards and styles, as well as other design ideas to assist property owners, developers, and architects and to encourage thoughtful, context-sensitive design. The City shall promote ADU tools and resources to homeowners throughout the city to promote mixed-income neighborhoods. The City shall target the production of 194 ADUs by 2029.</p>	H-1.5 and H-2.4	Staff Time	Community Development Department	2022
<p>H-5 Accessory Dwelling Unit Incentives</p> <p>The City shall incentivize and encourage the construction of accessory dwelling units through development fee reductions and/or waivers. The City shall pursue the development of pre-approved plans dependent on available grant funding or opportunities for regional coordination through SACOG. In addition, the City shall reach out to local lenders to encourage them to provide funding for accessory dwelling units. The City shall target the production of 194 ADUs by 2029.</p>	H-1.5 and H-2.4	Staff Time	Community Development Department	2024
<p>H-6 Track and Monitor Accessory Dwelling Units and Multi-Generational Units</p> <p>The City shall track new accessory dwelling units and multi-generational housing units and shall conduct a survey every two years to collect information on the use and affordability of these units. Halfway through the projection period (2025) if determined these units are not meeting a lower-income housing need, the City shall ensure other housing sites are available to accommodate the unmet portion of the lower-income RHNA. The City shall target the production of 194 ADUs and 387 multi-generational housing units by 2029.</p>	H-1.5	Staff Time	Community Development Department	Monitor on an ongoing basis and determine affordability by 2025

Implementation Program	Implements Policy(ies)	Potential Funding ¹	Who is Responsible	Timeframe
<p>H-7 Development Impact and Permit Fees</p> <p>The City shall undertake a review of its development impact and permit fees to reconfirm the relationship between required services and fees paid. As part of this study, the City shall review the financial needs of affordable housing projects, determine whether or not City fees can be reduced to facilitate affordable housing development, and identify options for the City to offset the foregone revenues from other sources.</p>	H-2.2	Staff Time; Local Early Action Planning Grant; and Regional Early Action Planning Grant	Community Development Department; Public Works Department; Fire Department	2022
<p>H-8 Objective Design Standards for Multifamily Housing</p> <p>The City shall rescind the Design Guidelines for Multifamily Development upon adoption of the Housing Element and shall adopt objective design standards for multifamily development, as part of the comprehensive zoning code update.</p>	H-2.5	Staff Time	Community Development Department	2021
<p>H-9 Conduct Inclusionary Housing Fee Study</p> <p>The City shall prepare a fee study on the City’s inclusionary housing in-lieu fee to determine the financing gap or subsidy required to produce affordable units and the appropriate fee that may be charged to new housing developments if the developer chooses to satisfy its inclusionary requirement through in-lieu fees. Depending on the findings from the study, the City may consider revising the Ordinance to update the methodology for calculating the inclusionary housing in-lieu fee.</p>	H-3.2	General Fund	Community Development Department	December 2021
<p>H-10 Provide Information on Affordable Housing</p> <p>The City shall create and distribute educational materials, including a page on the City website, social media posts, and/or brochures, to provide information on the needs and benefits of affordable housing and available resources in the city. The City shall collaborate with local homeless service providers to provide information on homeless needs in the city.</p>	H-2.6	Staff Time	Community Development Department	Create educational materials by September 2022

Implementation Program	Implements Policy(ies)	Potential Funding ¹	Who is Responsible	Timeframe
<p>H-11 Local Funding for Affordable Housing Development</p> <p>As available, the City shall allocate funds from the City’s Housing Fund toward the development of affordable housing units for low-, very low-, and extremely low-income households. The City shall explore the possibility of establishing priorities for the distribution of funds, which may include criteria such as income targeting, housing for special needs including seniors and persons with disabilities, number of bedrooms, amenities, support services, and target geographies that serve to affirmatively further fair housing. The City shall provide funding to support approximately 580 affordable units by 2029.</p>	H-3.1	Housing Trust Fund	Community Development Department	Establish priorities by 2024
<p>H-12 Incentives for Affordable Housing Development</p> <p>The City shall provide incentives for affordable housing development, including density bonus, fee deferrals or reductions, and reduced fees for studio units (e.g., two-for-one studio fee rate program described in Chapter 16.70 of the Folsom Municipal Code). The City shall also provide outreach to attract and support affordable housing developers in the city, including developers of senior housing, extremely low-income units, and permanent supportive housing for persons with disabilities and developmental disabilities. The City shall target production of 2,150 affordable units by 2029. This will serve to affirmatively further fair housing within the region by providing affordable housing within places of high opportunity.</p>	H-3.1	Housing Trust Fund; Staff Time	Community Development Department	Provide outreach annually; ongoing
<p>H-13 Update Density Bonus Ordinance</p> <p>The City shall update the City’s density bonus ordinance, as part of the comprehensive zoning code update, to reflect recent changes in State law.</p>	H-3.6	Staff Time	Community Development Department	2021

Implementation Program	Implements Policy(ies)	Potential Funding ¹	Who is Responsible	Timeframe
<p>H-14 Facilitate Affordable Housing on Large Sites</p> <p>The City shall encourage property owners and affordable housing developers to target and market the availability of sites with the best potential for development by facilitating meetings between willing property owners of large sites and willing affordable housing developers, when sufficient housing subsidy resources are available. To assist the development of housing for lower income households on larger sites (e.g., more than 10 acres), the City shall strive to streamline the approval process for land divisions, lot line adjustments, and/or specific plans or master plans resulting in parcel sizes that enable affordable housing development, and process fee deferrals related to the subdivision for projects affordable to lower income households. The City shall target production of 635 lower-income units through this program by 2029.</p>	H-1.1	Staff Time	Community Development Department	Ongoing
<p>H-15 Affordable Development at the Glenn/Robert G Holderness Station</p> <p>The City shall pursue opportunities to work with an affordable housing developer to construct affordable housing at the Glenn/Robert G Holderness Station parking lot site. The City shall target production of 74 lower-income units on the site by 2029. The City shall coordinate with Sacramento Regional Transit to ensure the site continues to meet the parking demands for the light rail station.</p>	H-1.1; H-1.2; H-1.9; and H-3.4	Housing Trust Fund	Community Development Department	Initiate process by 2026
<p>H-16 Facilitate Affordable Housing Development on City-Owned Land</p> <p>The City shall facilitate the construction of affordable housing, including possible accessory dwelling units, on the City-owned sites located at 300 Persifer Street (APN 070-0172-048) and on Riley Street near Comstock Drive (APN 071-0190-076). The City shall collaborate with interested affordable housing developers to sell or lease surplus City land for the construction of deed-restricted affordable housing, consistent with the Surplus Land Act. The City shall target production of 16 affordable units on City-owned sites by 2029.</p>	H-1.1, H-3.4 and H-6.4	Staff Time	Community Development Department	2022

Implementation Program	Implements Policy(ies)	Potential Funding ¹	Who is Responsible	Timeframe
<p>H-17 Study the Purchase of Land for Affordable Housing</p> <p>The City shall explore the feasibility and appropriateness to establish a program to use housing trust fund money or other sources to purchase land to support the development of affordable housing dispersed throughout the city. If the City finds the purchase of land to be infeasible, the City shall continue to use funds to provide gap financing for affordable housing development.</p>	H-3.1 and H-3.4	Housing Trust Fund	Community Development Department	2026
<p>H-18 Prioritize Infrastructure for Affordable Housing</p> <p>The City shall establish procedures for granting priority water and sewer service to developments with lower-income units in compliance with California Government Code Section 65589.7.</p>	H-3.1 and H-3.4	Staff Time	Community Development Department	2022
<p>H-19 Participate in Sacramento County CDBG Program</p> <p>The City shall continue to coordinate with the Sacramento Housing and Redevelopment Agency (SHRA) to receive Community Development Block Grant (CDBG) to support the Renter’s Helpline and housing rehabilitation programs, including the Seniors Helping Seniors Program. The City shall target 550 units for housing rehabilitation assistance by 2029.</p>	H-4.3	Staff Time	Community Development Department	Ongoing
<p>H-20 Housing Choice Vouchers</p> <p>The City shall continue to participate in the Housing Choice Voucher Program, administered by the Sacramento Housing and Redevelopment Agency (SHRA), with a goal of providing rental assistance to lower-income residents. The City shall work with SHRA to promote the Housing Choice Voucher Landlord Incentive Program offered by the SHRA to encourage new landlords to accept housing choice vouchers, with the goal of distributing affordable housing throughout the city. The City shall target 120 housing choice voucher recipients per year. The City shall post information on the City website, through social media, and in letters to landlords.</p>	H-3.10 and H-6.1	Housing Choice Voucher Program	Community Development Department	2022 / Ongoing

Implementation Program	Implements Policy(ies)	Potential Funding ¹	Who is Responsible	Timeframe
<p>H-21 Mortgage Credit Certificate Program</p> <p>The City shall continue to participate in the Mortgage Credit Certificate Program, administered by the Sacramento Housing and Redevelopment Agency (SHRA), to assist low-income first-time homebuyers purchase a home. The City shall target assistance for approximately 20 households by 2029, subject to availability of Program funds. The City shall publicize the program on the City website and prepare written materials.</p>	H-3.1	Mortgage Credit Certificate Program	Community Development Department	Ongoing
<p>H-22 Additional State, Federal, and Regional Funding</p> <p>The City shall work to secure additional funding from State, Federal, and regional sources that can be used to help increase the supply of affordable housing in Folsom. The City shall pursue funding from various grant programs with a goal of obtaining \$5 million dollars for affordable housing through 2029. Such programs may include, but are not limited to:</p> <ul style="list-style-type: none"> • The HOME program that has local funds distributed by the Sacramento Housing and Redevelopment Agency (SHRA); • The state Multifamily Housing Program (MHP), sponsored by the Department of Housing and Community Development (HCD); • The Permanent Local Housing Allocation (PLHA) fund, sponsored by HCD; • The Transit-Oriented Development (TOD) Housing Program, sponsored by HCD; and • The Affordable Housing and Sustainable Communities Program (AHSC) which funds transit-oriented development. 	H-3.1	Staff time	Community Development Department	Annually
<p>H-23 Expand Existing Affordable Housing Developments</p> <p>The City shall initiate conversations with owners of existing affordable housing complexes to identify potential opportunities and available funding and/or incentives available to expand existing facilities to increase the number of affordable units. The City shall target production of 30 affordable units through the expansion of facilities by 2029.</p>	H-1.1	Staff Time	Community Development Department	Initiate conversations in 2023

Implementation Program	Implements Policy(ies)	Potential Funding ¹	Who is Responsible	Timeframe
<p>H-24 Mobile Home Repair and Replacement Loan Forgiveness Program</p> <p>The City shall continue to provide forgiveness on Community Development Block Grant (CDBG) loans for improvements to manufactured housing units experiencing economic hardship, as defined by, and subject to, HUD guidelines.</p>	H-4.3	Staff Time	Community Development Department	Ongoing
<p>H-25 Housing Conditions Survey</p> <p>The City shall seek funding through the Community Development Block Grant, or other funding sources, to conduct a survey of housing conditions in the city. The survey shall identify housing units in need of rehabilitation or replacement and be used to seek funding to support housing rehabilitation programs.</p>	H-4.4	CDBG / Staff Time	Community Development Department	2025
<p>H-26 Code Enforcement</p> <p>The City shall continue to encourage the rehabilitation of substandard residential properties by homeowners and landlords, using the Code Enforcement program, when necessary, to improve overall housing quality and conditions in the city.</p>	H-4.1	Staff Time	Community Development Department	Ongoing
<p>H-27 Seniors Helping Seniors Program</p> <p>The City shall continue to provide financial assistance for health, safety, emergency and accessibility home repairs to low-income seniors and low-income mobile homeowners through the Seniors Helping Seniors Program, subject to availability of Program funds. The City shall target financial assistance for 550 households by 2029.</p>	H-4.1 and H-4.3	CDBG/ Housing Trust Fund	Community Development Department	Ongoing
<p>H-28 Habitat for Humanity Home Repair Program</p> <p>The City shall work with Habitat for Humanity to promote the Home Repair Program offered by Habitat which responds to health, accessibility and safety concerns in homes owned by low-income families, veterans, and elderly residents on limited incomes. By fixing the long-deferred maintenance projects, critical repairs and code violations, this program helps families stay in their already affordable homes and avoid displacement. The City shall target home repairs for 3 units per year.</p>	H-4.1	Staff Time	Community Development Department	Ongoing

Implementation Program	Implements Policy(ies)	Potential Funding ¹	Who is Responsible	Timeframe
<p>H-29 Emergency Shelter Facility Development</p> <p>The City shall continue to encourage and provide technical assistance to local organizations and community groups to help develop emergency shelter facilities in Folsom. The City shall encourage the removal of any neighborhood barriers for any applications for an emergency shelter and shall target development of emergency shelter facilities sufficient to provide, at minimum, 47 emergency shelter beds.</p>	H-5.6	Staff Time	Community Development Department	Ongoing

Implementation Program	Implements Policy(ies)	Potential Funding ¹	Who is Responsible	Timeframe
H-30 Zoning Code Amendments for Special Needs Housing				
<p>As part of the City’s comprehensive Zoning Code Update, the City shall amend the zoning code to ensure compliance with State law as follows:</p>				
<ul style="list-style-type: none"> • Allow “low barrier navigation center” developments by right in mixed-use zones and nonresidential zones permitting multifamily uses, consistent with Government Code Section 65662. • Allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted, consistent with Government Code Section 65651(a). • Establish appropriate parking standards for residential care homes and remove parking requirements for occupants of emergency shelters consistent with Government Code 65583. • Allow housing for farmworkers in the Agricultural-Reserve District (A-1-A) or shall amend the zoning code to remove the Agricultural-Reserve District (A-1-A). • Review and amend the zoning code, as necessary, to ensure requirements for group homes of more than six persons are consistent with State law and fair housing requirements. • Review and amend the zoning code to revise findings for reasonable accommodations to remove constraints to housing for persons with disabilities and to reduce the burden of the applicant to determine other reasonable accommodations that provide an equivalent level of benefit. • Establish a mobile home zoning district and amend the zoning map to apply the mobile home zoning district to all existing mobile home parks. • Amend the zoning code to establish a written procedure to implement streamlined ministerial approval in compliance with Senate Bill 35. 	H-5.6	Staff Time	Community Development Department	2021

Implementation Program	Implements Policy(ies)	Potential Funding ¹	Who is Responsible	Timeframe
<p>H-31 Homeless Services</p> <p>The City shall work with Sacramento County and local community-based organizations to explore opportunities and form partnerships to bring satellite service for individuals experiencing or at risk of experiencing homelessness (e.g., drug addiction and mental health services, health clinics, career centers) to Folsom.</p>	H-5.5 and H-5.7	Staff Time	Community Development Department	Initiate in 2022 and coordinate at least annually
<p>H-32 Fair Housing Information</p> <p>The City shall also continue to use CDBG funds to support telephone counseling and mediation services provided through the Renters Helpline. The City shall continue to make information regarding State and Federal fair housing requirements as well as the Renters Helpline available at a designated office in City Hall, on the City’s website, and at the Folsom Public Library. The City will also assist individuals with complaints in contacting the appropriate agency. The City shall also conduct annual targeted outreach (education campaigns, workshops, etc.) to multifamily rentals to distribute information regarding fair housing and the Renters Helpline.</p>	H-6.2	Staff Time	Community Development Department	Review and update fair housing information annually (as appropriate); Dedicate CDBG funds annually
<p>H-33 Affirmative Marketing Plan</p> <p>The City shall require affordable developers to prepare an affirmative marketing plan, as a condition of receiving public funding, and shall encourage private developers to prepare an affirmative marketing plan. The affirmative marketing plan shall ensure marketing materials for new developments are designed to attract renters and buyers of diverse demographics, including persons of any race, ethnicity, sex, handicap, and familial status.</p>	H-6.4	Staff Time	Community Development Department	2024
<p>H-34 Green Means Go Program</p> <p>The City shall support the SACOG Green Means Go program by accelerating infill development that reduces vehicle trips. In addition to the East Bidwell Corridor and the Transit Priority Areas, the City shall consider identifying the area on Greenback Lane near River Rock Drive as a Green Zone targeted for infill and compact development.</p>	H-7.2	Staff Time	Community Development Department	2021

Quantified Objectives

State law (California Government Code Section 65583[b]) requires that the Housing Element contain quantified objectives for the maintenance, preservation, and construction of housing. The quantified objectives set a target goal for Folsom to strive for based on needs, resources, and constraints. State law recognizes that the total housing needs identified by a community may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be, and are not intended to be, identical to the regional housing needs assessment.

The quantified objectives shown in Table 1 represent targets. They are estimates based on past experience, anticipated funding levels, and anticipated housing market conditions. The quantified objectives are not designed to be minimum requirements. The quantified objectives are based largely upon implementation programs that have measurable outcomes. However, the Housing Element contains several policies and implementation programs that reduce barriers and create opportunities for affordable housing. These policies and programs are essential to meeting the City's housing needs but are more qualitative and difficult to quantify.

TABLE 1: SUMMARY OF QUANTIFIED OBJECTIVES FOR AFFORDABLE HOUSING, 2021-2029						
Activity	Extremely Low-Income Units	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
New Construction ⁽¹⁾	150	800	1,200	1,600	4,800	8,550
Assistance ⁽²⁾	50	50	11	21	0	132
Rehabilitation ⁽³⁾	200	200	174	0	0	574
Preservation/Conservation ⁽⁴⁾	95	328	344	0	0	767
Total	495	1,378	1,401	1,621	4,800	9,272

Notes:

(1) Estimated units based on land available for housing and programs to promote multigenerational housing and accessory dwelling units. Affordable units generated by the market based on local (e.g., Housing Trust Fund), State, Federal, and regional funds to assist affordable housing production by private developers; inclusionary housing obligations dependent on anticipated market rate housing development; and other programs to remove barriers and facilitate the development of affordable housing.

(2) Estimated based on participation in the Housing Choice Vouchers program and Mortgage Credit Certificate Program administered by the Sacramento Housing and Redevelopment Agency (SHRA). Homeowner assistance for extremely low- and very low-income households provided through the Mobile Home Repair and Replacement Loan Forgiveness Program.

(3) 550 units based on past trends and available funding for the Seniors Helping Seniors Program (Program H-27), which assists households with rehabilitation through funding provided through the Community Development Block Grant Program; and 24 units based on Program H-28 Habitat for Humanity Home Repair Program.

(4) Includes 751 assisted affordable units identified in Table C-43 of the Housing Element Background Report and 16 units based on the Program H-26 Code Enforcement.

Source: City of Folsom and Ascent Environmental, 2020.

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